

004.0

0007

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

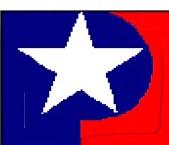
Total Card / Total Parcel

USE VALUE:

1,028,800 / 1,028,800

ASSESSED:

1,028,800 / 1,028,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No    | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 63-65 |        | VARNUM ST, ARLINGTON  |

| OWNERSHIP |                               | Unit #: |
|-----------|-------------------------------|---------|
| Owner 1:  | JANKO MICHAEL/ TRUSTEE        |         |
| Owner 2:  | CHRISTINE M BRESNAHAN 2016    |         |
| Owner 3:  | IRREVOCABLE REAL ESTATE TRUST |         |
| Street 1: | 14 BIGGAR AVENUE              |         |
| Street 2: |                               |         |

|           |            |       |
|-----------|------------|-------|
| Twn/City: | WILMINGTON |       |
| St/Prov:  | MA         | Cntry |
| Postal:   | 01887      | Type: |

| PREVIOUS OWNER |                                  |       |
|----------------|----------------------------------|-------|
| Owner 1:       | BRESNAHAN CHRISTINE M/TRUSTEE -  |       |
| Owner 2:       | CHRISTINE M BRESNAHAN REVOCABL - |       |
| Street 1:      | 14 BIGGAR AVENUE                 |       |
| Twn/City:      | WILMINGTON                       |       |
| St/Prov:       | MA                               | Cntry |
| Postal:        | 01887                            |       |

| NARRATIVE DESCRIPTION  |  |  |
|--|--|--|
| This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2552 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms. |  |  |

| OTHER ASSESSMENTS |            |          |
|-------------------|------------|----------|
| Code              | Descrip/No | Amount   |
|                   |            | Com. Int |

| PROPERTY FACTORS |      |             |     |         |      |             |
|------------------|------|-------------|-----|---------|------|-------------|
| Item             | Code | Description | %   | Item    | Code | Description |
| Z                | R2   | TWO FAMIL   | 100 | water   |      |             |
| o                |      |             |     | Sewer   |      |             |
| n                |      |             |     | Electri |      |             |
| Census:          |      |             |     | Exempt  |      |             |
| Flood Haz:       |      |             |     |         |      |             |
| D                |      |             |     | Topo    | 1    | Level       |
| s                |      |             |     | Street  |      |             |
| t                |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104      | Two Family  |          | 5400        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.08 | 1     |             |           |        |   |        |   |        |   | 465,601         |           |   |           |        |      | 465,600   |       |

**IN PROCESS APPRAISAL SUMMARY**

| IN PROCESS APPRAISAL SUMMARY |           |                |            |            |             |  | Legal Description |  |  | User Acct |  |
|------------------------------|-----------|----------------|------------|------------|-------------|--|-------------------|--|--|-----------|--|
| Use Code                     | Land Size | Building Value | Yard Items | Land Value | Total Value |  |                   |  |  | 4462      |  |
| 104                          | 5400.000  | 562,700        | 500        | 465,600    | 1,028,800   |  |                   |  |  | GIS Ref   |  |
|                              |           |                |            |            |             |  |                   |  |  | GIS Ref   |  |
|                              |           |                |            |            |             |  |                   |  |  | Insp Date |  |
|                              |           |                |            |            |             |  |                   |  |  | 08/31/17  |  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            | Parcel ID   |               |               | USER DEFINED |  |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|--------------|--|--|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date         |  |  |
| 2022                | 104 | FV  | 562,700    | 500       | 5,400.    | 465,600    | 1,028,800   |               | Year end      | 12/23/2021   |  |  |
| 2021                | 104 | FV  | 536,500    | 500       | 5,400.    | 465,600    | 1,002,600   |               | Year End Roll | 12/10/2020   |  |  |
| 2020                | 104 | FV  | 536,600    | 500       | 5,400.    | 465,600    | 1,002,700   | 1,002,700     | Year End Roll | 12/18/2019   |  |  |
| 2019                | 104 | FV  | 398,500    | 600       | 5,400.    | 494,700    | 893,800     | 893,800       | Year End Roll | 1/3/2019     |  |  |
| 2018                | 104 | FV  | 398,500    | 600       | 5,400.    | 360,800    | 759,900     | 759,900       | Year End Roll | 12/20/2017   |  |  |
| 2017                | 104 | FV  | 373,100    | 0         | 5,400.    | 314,300    | 687,400     | 687,400       | Year End Roll | 1/3/2017     |  |  |
| 2016                | 104 | FV  | 373,100    | 0         | 5,400.    | 267,700    | 640,800     | 640,800       | Year End      | 1/4/2016     |  |  |
| 2015                | 104 | FV  | 331,400    | 0         | 5,400.    | 261,900    | 593,300     | 593,300       | Year End Roll | 12/11/2014   |  |  |

| SALES INFORMATION |           |      |            |             |            |    | TAX DISTRICT |                                    |       | PAT ACCT. |  |  |
|-------------------|-----------|------|------------|-------------|------------|----|--------------|------------------------------------|-------|-----------|--|--|
| Grantor           | Legal Ref | Type | Date       | Sale Code   | Sale Price | V  | Tst          | Verif                              | Notes |           |  |  |
| BRESNAHAN CHRIS   | 73919-183 | 1    | 12/30/2019 | Convenience | 10         | No | No           |                                    |       |           |  |  |
| BRESNAHAN THOMA   | 59542-283 |      | 7/18/2012  | Convenience | 10         | No | No           | Thomas Bresnahan Jr. dod 5/20/2011 |       |           |  |  |
| BRESNAHAN THOMA   | 41668-333 |      | 12/23/2003 | Family      | 10         | No | No           |                                    |       |           |  |  |
| BRESNAHAN MARGA   | 22852-547 |      | 1/25/1993  |             | 99         | No | No           | A                                  |       |           |  |  |

| BUILDING PERMITS |        |         |        |     |            |          |            |         |            |              |     |         | ACTIVITY INFORMATION |  |  |  |  |  |  |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|------------|--------------|-----|---------|----------------------|--|--|--|--|--|--|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date       | Result       | By  | Name    |                      |  |  |  |  |  |  |
| 3/23/2018        | 308    | Porch   |        |     |            |          |            |         | 8/31/2017  | MEAS&NOTICE  | HS  | Hanne S |                      |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |         | 2/2/2009   | Meas/Inspect | 336 | PATRIOT |                      |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |         | 10/29/1999 | Inspected    | 264 | PATRIOT |                      |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |         | 9/20/1999  | Mailer Sent  |     |         |                      |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |         | 9/20/1999  | Measured     | 263 | PATRIOT |                      |  |  |  |  |  |  |
|                  |        |         |        |     |            |          |            |         | 10/1/1981  |              | MS  |         |                      |  |  |  |  |  |  |

|       |                                |   |   |   |
|-------|--------------------------------|---|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
|-------|--------------------------------|---|---|---|

|  |                   |              |                           |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
|--|-------------------|--------------|---------------------------|------------|----------|------------------------------------|-----------|--------------|-------------------|-------------------------|------|----------------------|------|-------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>  |                   |              |                           |            |          | <b>BATH FEATURES</b>               |           |              | <b>COMMENTS</b>   |                         |      | <b>SKETCH</b>        |      |       |            |            |              |
| Type:  | 13 - Multi-Garden |              | Full Bath                 | 2          | Rating:  | Average                            |           |              |                   |                         |      |                      |      |       |            |            |              |
| Sty Ht:  | 2A - 2 Sty +Attic |              | A Bath:                   |            | Rating:  |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| (Liv) Units:   | 2                 | Total: 2     | 3/4 Bath:                 |            | Rating:  |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Foundation:  | 2 - Conc. Block   |              | A 3QBth:                  |            | Rating:  |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Frame:   | 1 - Wood          |              | 1/2 Bath:                 |            | Rating:  |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Prime Wall:  | 4 - Vinyl         |              | A HBth:                   |            | Rating:  |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Sec Wall:  |                   | %            | OthrFix:                  |            | Rating:  |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Roof Struct:   | 2 - Hip           |              | <b>OTHER FEATURES</b>     |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Roof Cover:  | 1 - Asphalt Shgl  |              | Kits:                     | 2          | Rating:  | Average                            |           |              |                   |                         |      |                      |      |       |            |            |              |
| Color:   | TAN               |              | A Kits:                   |            | Rating:  |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| View / Desir:  |                   |              | Fpl:                      |            | Rating:  |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| <b>GENERAL INFORMATION</b>   |                   |              |                           |            |          | WSFlue:                            |           | Rating:      |                   |                         |      |                      |      |       |            |            |              |
| Grade:   | C - Average       |              | <b>CONDOS INFORMATION</b> |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Year Blt:  | 1925              | Eff Yr Blt:  | Location:                 |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Alt LUC:   |                   |              | Total Units:              |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Jurisdct:  |                   |              | Floor:                    |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Const Mod:   |                   |              | % Own:                    |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Lump Sum Adj:  |                   |              | Name:                     |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| <b>INTERIOR INFORMATION</b>  |                   |              |                           |            |          | <b>DEPRECIATION</b>                |           |              | <b>REMODELING</b> |                         |      | <b>RES BREAKDOWN</b> |      |       |            |            |              |
| Avg Ht/FL:   | STD               |              | Phys Cond:                | GD - Good  | 18.      | %                                  | No Unit   | RMS          | BRS               | FL                      |      |                      |      |       |            |            |              |
| Prim Int Wal   | 2                 | - Plaster    | Functional:               |            |          | %                                  | 1         | 5            | 2                 | 1                       |      |                      |      |       |            |            |              |
| Sec Int Wall:  |                   | %            | Economic:                 |            |          | %                                  | 1         | 6            | 3                 | 1                       |      |                      |      |       |            |            |              |
| Partition:   | T                 | - Typical    | Special:                  |            |          | %                                  |           |              |                   |                         |      |                      |      |       |            |            |              |
| Prim Floors:   | 3                 | - Hardwood   | Override:                 |            |          | %                                  |           |              |                   |                         |      |                      |      |       |            |            |              |
| Sec Floors:  |                   | %            | Total:                    | 18.6       | %        |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Bsmnt Flr:   | 12 - Concrete     |              | <b>CALC SUMMARY</b>       |            |          | <b>COMPARABLE SALES</b>            |           |              |                   |                         |      |                      |      |       |            |            |              |
| Subfloor:  |                   |              | Basic \$ / SQ:            | 180.00     |          | Rate                               | Parcel ID | Typ          | Date              | Sale Price              |      |                      |      |       |            |            |              |
| Bsmnt Gar:   |                   |              | Size Adj.:                | 1.06144190 |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Electric:  | 3                 | - Typical    | Const Adj.:               | 0.98980200 |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Insulation:  | 2                 | - Typical    | Adj \$ / SQ:              | 189.111    |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Int vs Ext:  | S                 |              | Other Features:           | 101500     |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Heat Fuel:   | 2                 | - Gas        | Grade Factor:             | 1.00       |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Heat Type:   | 5                 | - Steam      | NBHD Inf:                 | 1.00000000 |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| # Heat Sys:  | 2                 |              | NBHD Mod:                 |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| % Heated:  | 100               | % AC:        | LUC Factor:               | 1.00       |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Solar HW:  | NO                | Central Vac: | Adj Total:                | 691305     |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| % Com Wal  |                   | % Sprinkled  | Depreciation:             | 128583     |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
|  |                   |              | Deprecated Total:         | 562723     |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| <b>MOBILE HOME</b>   |                   |              |                           |            |          | WtAv\$/SQ:                         | AvRate:   | Ind.Val      |                   |                         |      |                      |      |       |            |            |              |
| Make:  |                   |              |                           |            |          | Juris. Factor:                     |           | Before Depr: | 189.11            |                         |      |                      |      |       |            |            |              |
| Model:   |                   |              |                           |            |          | Special Features:                  | 0         | Val/Su Net:  | 117.99            |                         |      |                      |      |       |            |            |              |
| Serial #:  |                   |              |                           |            |          | Final Total:                       | 562700    | Val/Su SzAd  | 220.49            |                         |      |                      |      |       |            |            |              |
| Year:  |                   |              |                           |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| Color:   |                   |              |                           |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>  |                   |              |                           |            |          | <b>PARCEL ID</b> 004.0-0007-0004.0 |           |              |                   |                         |      |                      |      |       |            |            |              |
| Code   | Description       | A            | Y/S                       | Qty        | Size/Dim | Qual                               | Con       | Year         | Unit Price        | D/S                     | Dep  | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 19   | Patio             | D            | Y                         | 111X11     | A        | AV                                 | 2000      |              | 5.35              | T                       | 15.2 | 104                  |      |       | 500        |            | 500          |
| More: N  |                   |              |                           |            |          | Total Yard Items:                  |           |              | 500               | Total Special Features: |      |                      |      |       |            | Total:     | 500          |
| <p>Residential Grid Sketch showing property boundaries and various features like Open Porch (OPP), Upper Attic (UAT), Second Floor (SFL), First Floor (FFL), Basement (BMT), and Deck (WDK).</p> |                   |              |                           |            |          |                                    |           |              |                   |                         |      |                      |      |       |            |            |              |